

**AGENDA  
ZONING REVIEW BOARD  
OCTOBER 14, 2021  
6:00 P.M., ZOOM MEETING  
5:00 P.M., BOARD BRIEFING**

**MUST HAVE A ZOOM ACCOUNT OR USE DIAL IN NUMBER BELOW**

<https://atlantaga-gov.zoom.us/j/96787734799?pwd=ZGIIM3BHRTUrTFRMc052dmRsQT09>

**Meeting ID: 967 8773 4799 Password: 757803**

**Dial-In Number: 1-929-205-6099 Conference Code: 96787734799#**

**NEW CASES**

1. **Z-21-43** An Ordinance by Zoning Committee to rezone from R-5/BL (Two Family Residential/BeltLine Overlay) to MR-3/BL (Multifamily Residential /BeltLine Overlay) for property located at **185 Flat Shoals Avenue SE** fronting 102 feet on the south side of Flat Shoals Avenue beginning at a point 216 feet from the southeast corner of Soldiers Home Car Line and Wilber Avenue Depth: 233 feet Area: 0.366 Acres, Land Lot 13, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: AZIM PEERA  
APPLICANT: JULIAN QUINN  
NPU N COUNCIL DISTRICT 5
  
2. **Z-21-44** An Ordinance by Zoning Committee to rezone from RG-2 (Residential General Sector 2) to RG-3 (Residential General Sector 3) for property located at **77 Sheridan Drive NE, 81 Sheridan Drive NE, and 87 Sheridan Drive NE** fronting approximately 220 feet on the south side of Sheridan Drive commencing at a point where the southwest right-of-way of Sheridan Drive (50' R/W) intersects the southeast right-of-way of Peachtree Road Depth: varies Area: 0.95 Acres, Land Lot 100, 17<sup>th</sup> District, Fulton County, Georgia  
OWNERS: SILVER CREEK REDEVELOPMENT  
COMPANY, HALLMARK 81 SHERIDAN, LLC.  
AND 87 SHERIDAN PARTNERS, LLC  
C/O LAUREL DAVID, THE GALLOWAY LAW GROUP  
HEDGEWOOD HOMES  
APPLICANT: C/O LAUREL DAVID, THE GALLOWAY LAW GROUP  
NPU B COUNCIL DISTRICT 7
  
3. **Z-21-53** An Ordinance by Councilmember Cleta Winslow to amend the 1982 City of Atlanta Zoning Ordinance, as amended, (Part 16 of the Land Development Code), so as to create Chapter 42 Intown South Commercial Corridor Overlay; and for other purposes  
NPU's M, T, S, and V COUNCIL DISTRICT 4

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4. **Z-21-55** An Ordinance by Zoning Committee to rezone from SPI-12 SA3 (Buckhead/Lenox Stations Special Public Interest District Subarea 3) and R-3 (Single Family Residential) to SPI-12 SA1 (Buckhead/Lenox Stations Special Public Interest District Subarea 1) , SPI-12 SA2 (Buckhead/Lenox Stations Special Public Interest District Subarea 2) and SPI-12 SA3 (Buckhead/Lenox Stations Special Public Interest District Subarea 3) for property located at **3626 Peachtree Road NE, 3693 Wieuca Road NE and 3715 Wieuca Road NE, 3660 Peachtree Dunwoody Road NE, 3700 Peachtree Dunwoody Road NE, 3706 Peachtree Dunwoody Road NE, 3714 Peachtree Dunwoody Road NE and 3721 Peachtree Dunwoody Road NE** fronting approximately 200 feet on the north side of Peachtree Road beginning at a 2-inch brass cap found at the intersection of the easterly right-of-way line of Wieuca Road (variable right-of-way) and the northerly right-of-way line of Peachtree Road, a.k.a. Georgia Hwy 141, (variable right-of-way), said point being the true point of beginning Depth: approximately 1,150 feet Area: approximately 12.52 Acres, Land Lot 44, 17<sup>th</sup> District, Fulton County, Georgia

OWNER: WIEUCA ROAD BAPTIST CHURCH  
INC/WIEUCA ROAD BAPTIST CHURCH  
APPLICANT: GREENSTONE VENTURES, INC.  
C/O THE GALLOWAY LAW GROUP, LLC  
NPU B COUNCIL DISTRICT 7

5. **Z-21-60** An Ordinance by Zoning Committee to rezone from R-4A (Single Family Residential) to MRC-1 (Mixed Residential Commercial) for property located at **1111 Hightower Road NW, 0 Hightower Road NW (17 0249000600272) and 0 North Hightower Road NW (17 024900060280)** fronting 398 feet on the east side of Hightower Road beginning at an iron pin set at the intersection of the southerly right of way of Saint James Avenue and the easterly right of way of Hightower road said iron pin being the point of beginning Depth: varies Area: 2.29 Acres, Land Lot 249, 17<sup>th</sup> District, Fulton County, Georgia

OWNER: LWH CAREY PARK, LLC  
APPLICANT: KRONBERG URBANISTS + ARCHITECTS  
NPU G COUNCIL DISTRICT 9

6. **Z-21-63** An Ordinance by Zoning Committee to rezone from RG-2/HC20LSA1/BL (Residential General Sector 2/Inman Park Historic District Subarea 1/BeltLine Overlay) to MRC-1/HC20LSA1/BL (Mixed Residential Commercial/Inman Park Historic District Subarea 1/BeltLine Overlay) for property located at **342 Copenhill Avenue NE** fronting 118.42 feet on the west side of Copenhill Avenue commencing at a nail located at the intersection of the northwesterly right of way line of North Highland Avenue and the northwesterly right of way line of Copenhill Avenue Depth: 120.30 feet Area: .175 Acres, Land Lot 15, 14<sup>th</sup> District, Fulton County, Georgia

OWNER: 320 HIGHLAND LLC  
APPLICANT: COOPER PIERCE  
NPU N COUNCIL DISTRICT 2

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7. **Z-21-65** An Ordinance by Zoning Committee to rezone from I-1 (Light Industrial) to MRC-3 (Mixed Residential Commercial) for property located at **660 11<sup>th</sup> Street NW, 662 11<sup>th</sup> Street NW, 664 11<sup>th</sup> Street NW, 666 11<sup>th</sup> Street NW, 668 11<sup>th</sup> Street NW, 670 11<sup>th</sup> Street NW and 672 11<sup>th</sup> Street NW** fronting 180 feet on the east side of Bellingrath Avenue beginning at a ½” rebar and plastic cap set at the right-of-way intersection of the easterly right-of-way line of Bellingrath Avenue with the southerly right-of-way line of Edgehill Avenue Depth: varies Area: 1.348 Acres, Land Lot 150, 17<sup>th</sup> District, Fulton County, Georgia  
OWNER: TB & P PROPERTIES LLLP  
APPLICANT: AMRES GEORGIA LLC  
NPU E COUNCIL DISTRICT 3
8. **Z-21-75** An Ordinance by Councilmember Cleta Winslow to amend the 1982 Atlanta Zoning Ordinance, as amended, by creating a new **Chapter 16-18D to be entitled SPI-4 (Ashview Heights and Atlanta University Center Special Public Interest District)**, to codify regulations governing said district; to delineate the boundaries of said district; and for other purposes  
NPU T COUNCIL DISTRICT 4
9. **Z-20-87** An Ordinance by Zoning Committee to rezone from R-5 (Two Family Residential) to MR-3 (Multifamily Residential) for property located at **1512 Hardee Street NE, 1516 Hardee Street NE, 1522 Hardee Street NE and 1526 Hardee Street NE** fronting 234.39 feet on the north side of Hardee Street beginning at a point on the north side of Hardee Street 132 feet east of the northeast corner of Hardee Street and Mayson Avenue Depth: 261.64 feet Area: 1.156 Acres, Land Lot 210, 15<sup>th</sup> District DeKalb County, Georgia  
OWNER: PARKWOOD LIVING, LLC  
APPLICANT: KYLE WILLIAMS  
NPU O COUNCIL DISTRICT 5
10. **U-21-12** An Ordinance by Zoning Committee for a special use permit for a day care center pursuant to 16-06.005(1)(B) for property located at **3338 Delmar Lane NW** fronting 63 feet on the south side of Delmar Lane commencing at the intersection of the eastern right of way of Brownlee Road with the southern right of way of Delmar Lane; thence proceed in a southeasterly direction along right of way of Delmar Lane, 706.9 feet to the true point of beginning Depth: 201.8 feet Area: .2999 Acres, Land Lot: 243, 14<sup>th</sup> District, Fulton County, Georgia  
OWNER: ERICA HARPER  
APPLICANT: ERICA HARPER  
NPU H COUNCIL DISTRICT 10

**DEFERRED CASES**

11. **Z-20-43** An Ordinance by Councilmember Amir R. Farokhi to authorize the removal of five privately owned billboard faces and their supporting structures, permitted under Part 16, Chapter 28A of the 1982 Zoning Ordinance of the City Of Atlanta, as amended, in exchange for the right given to their owners to upgrade and/or relocate five billboards where the upgrade and exchange may allow for the creation of the 14th Street Linear Park and the Peachtree Creek at Cheshire Bridge Road Environmental Project after the five privately owned sets of billboard faces and the supporting structures of relocated billboards are removed; and for other purposes  
NPU's B, E, M & F
12. **Z-21-29** An Ordinance by Zoning Committee to rezone from I-2 (Heavy Industrial) to MRC-3 (Mixed Residential Commercial) for property located at **1283 Marietta Boulevard NW and 1295 Marietta Boulevard NW** fronting 300 feet on the east side of Marietta Boulevard commencing at a 5/8 inch rebar set on the northeasterly right-of-way of Marietta Boulevard and the former southwesterly right-of-way of Ellsworth Drive, said rebar lying 492.2 feet from the intersection of the right-of-way of Marietta Boulevard and the right-of-way of Huff Road, said rebar being the true point of beginning Depth: varies Area: .592 Acres, Land Lot 191, 17<sup>th</sup> District, Fulton County, Georgia  
OWNER: PEACHTREE ASSETS MANAGEMENT LLC  
APPLICANT: BROOKS HALL  
NPU D COUNCIL DISTRICT 9
13. **Z-21-59** A substitute Ordinance By Zoning Committee to rezone from R-4A (Single Family Residential) and R-4B-C (Single Family Residential Conditional) to PD-H (Planned Development Housing) for property located at **1019 Hightower Road NW, 1046 Hightower Road NW, 1050 Hightower Road NW, 1054 Hightower Road NW, 1076 Hightower Road NW, 1080 Hightower Road NW, 1086 Hightower Road NW, 1095 Hightower Road NW, 1096 Hightower Road NW, 1100 Hightower Road NW, 1104 Hightower Road NW, 1108 Hightower Road NW, 1116 Hightower Road NW, 1124 Hightower Road NW, and 1223 Hightower Road NW, 1084 First Street NW, 1064 First Street NW, 1060 First Street NW, 1120 First Street NW, 1158 First Street NW, and 1230 1<sup>ST</sup> Street NW, 1060 Second Street NW, 1066 Second Street NW, 1070 Second Street NW, 1076 Second Street NW, 1080 Second Street NW, 1081 Second Street NW, 1086 Second Street NW, 1120 Second ST NW, 1138 Second Street NW, 1142 Second Street NW, 1147 Second Street NW, 1152 Second Street NW 1157 Second Street NW, 1158 Second Street NW, 1162 Second Street NW, 1226 2<sup>ND</sup> Street NW, and 1237 2<sup>ND</sup> Street NW, 1081 Third Street NW, 1060 Third Street NW, 1066 Third Street, 1070 Third Street NW, 1087 Third Street NW, 1069 Third Street NW, 1142 Third Street NW, 1126 Third Street NW, 1117 Third Street NW, 1120 Third Street, 1148 Third Street NW, 1108 Third Street NW, 1147 Third Street NW, 1141 Third Street NW, 1137 Third Street NW, 1127 Third Street NW, 1123 Third Street NW, 1076 Third Street NW, 1097 Third Street NW, 1101 Third Street NW, 1107 Third Street NW, 1212 3<sup>RD</sup> Street NW, and 1214 3<sup>RD</sup> Street NW, 1059 Fourth Street NW, 1073 Fourth Street NW, 1083 Fourth Street NW, 1096 Fourth Street NW, 1100 Fourth Street NW, 1110 Fourth Street NW, 1127 Fourth ST NW, and 2491 Fourth Street NW, 1060 Fifth Street NW, 1066 Fifth Street NW, 1070 Fifth Street NW, 1076 Fifth Street, NW, 1080 Fifth Street NW, 1081 Fifth Street NW, 1086 Fifth Street NW, 1097 Fifth Street NW, 1106 Fifth Street NW, 1110 Fifth Street NW, 1111 Fifth Street NW, 1120 Fifth Street NW, 1121 Fifth**

Street NW, 1126 Fifth Street NW, and 1127 Fifth Street NW, 1062 Sixth Street NW, 1063 Sixth Street NW, and 1067 Sixth Street NW, 1066 Eighth Street NW, 1067 Eighth Street NW, 1070 Eighth Street NW, 1071 Eighth Street NW, 1076 Eighth Street NW, 1077 Eighth Street NW, 1080 Eighth Street NW, 1081 Eighth Street NW, 1082 Eighth Street NW, 1086 Eighth Street NW, 1087 Eighth Street NW, 1092 Eighth Street NW, 1093 Eighth Street NW, 1096 Eighth Street NW, 1097 Eighth Street NW, 1100 Eighth Street, 1106 Eighth Street NW, 1110 Eighth Street NW, 1138 Eighth Street NW, 1156 Eighth Street NW, 1172 Eighth Street NW, 1178 Eighth Street NW, 1184 Eighth Street NW, 1188 Eighth Street, 1192 Eighth Street NW, 1198 Eighth Street NW, and 1202 Eighth Street NW, 1086 Northwest Drive NW, 1096 Northwest Drive NW, 1100 Northwest Drive NW, and 1108 Northwest Drive NW, 1077 Saint Joseph Avenue NW, 1073 Saint Joseph Avenue NW, and 2504 Saint Joseph Avenue NW, 174 Ridge Avenue NW# rear, 1154 Saint James Place NW, and 1158 Saint James Place NW, 2379 North Circle Drive NW and 2393 North Circle Drive NW, 2570 Watkins Street NW, 2580 Watkins Street NW, 2586 Watkins Street NW, 2643 Morris Street NW, 2689 Morris Street NW, 2658 Saint Peters Avenue NW and 2682 Saint Peters Avenue NW, 1072 Wedgewood Drive NW, 1077 Wedgewood Drive NW, 1080 Wedgewood Drive NW, 1081 Wedgewood Drive NW, 1087 Wedgewood Drive NW, 1092 Wedgewood Drive NW, 1093 Wedgewood Drive NW, 1096 Wedgewood Drive NW, 1101 Wedgewood Drive NW, 1106 Wedgewood Drive NW, and 1126 Wedgewood Drive NW, 2680 Brown Street NW, 2685 Brown Street NW, 2689 Brown Street NW, 2694 Brown Street NW, 2664 Brown Street NW and 2675 Brown Street NW, 2575 Elliot Street NW and 2587 Elliot Street NW, and 2586 James Drive NW fronting 500 feet on the west side of Eighth Street beginning 74.6 feet from the intersection of St. James Avenue and Eighth Street Depth: varies Area: 37.6 Acres, Land Lot 249, 17<sup>th</sup> District, Fulton County, Georgia

OWNER:	LWH CAREY PARK, LLC
APPLICANT:	KRONBERG URBANISTS + ARCHITECTS
NPU G	COUNCIL DISTRICT 9

14. **U-21-05** An Ordinance by Zoning Committee for a special use permit for a day care center pursuant to 16-06A.005(1)(b) for property located at **1189 Merlin Avenue SE** fronting 50 feet on the south side of Merlin Avenue beginning at a point at the easterly right of way of Moreland Avenue SE (R/W Varies) and the southerly right of way of Merlin Avenue (24.9' Pavement) 140.0 feet east to an iron pin found, said point being the true point of beginning Depth: 150 feet Area: 0.172 Acres, Land Lot: 208, 15<sup>th</sup> District, DeKalb County, Georgia

OWNER:	MARY A MCDONALD SMITH
APPLICANT:	JACKIE A. BALOUCH
NPU O	COUNCIL DISTRICT 5

**END OF AGENDA**